



~~October 16, 2007 CPC~~  
October 24, 2007 BS

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

08SN0113

Jemi S. Hodge

Clover Hill Magisterial District  
10910 Southlake Court

REQUEST: Rezoning from Light Industrial (I-1) to General Business (C-5).

PROPOSED LAND USE:

A dog training school with boarding, grooming and related retail sales is planned. However, with approval of this request, the property could be developed for any permitted or restricted C-5 use.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL.

STAFF RECOMMENDATION

Recommend approval for the following reason:

Although the Northern Area Plan suggests the property is appropriate for light industrial use, the current zoning permits a number of commercial uses. Further, commercial uses are permitted on surrounding property. Given the fact that the proposed uses are compatible with current and permitted area uses, commercial zoning, as requested, should not detrimentally or adversely affect area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION.  
THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

## GENERAL INFORMATION

### Location:

Western terminus of Southlake Court and better known as 10910 Southlake Court. Tax ID 744-708-0657.

### Existing Zoning:

I-1

### Size:

1.4 acres

### Existing Land Use:

Industrial

### Adjacent Zoning and Land Use:

North – C-5; Commercial  
South – I-1; Office and commercial  
East - C-5; Commercial  
West - C-5; Commercial

## UTILITIES

### Public Water System:

There is an eight (8) inch water line extending along Southlake Court, adjacent to this site. The existing building is connected to the public water system. Use of the public water system is required by Code for any new building constructed on-site.

### Public Wastewater System:

There is an eight (8) inch wastewater collector line extending along Southlake Court, adjacent to this site. The existing building is connected to the public wastewater system. Use of the public wastewater system is required by Code for any new building constructed on-site.

## ENVIRONMENTAL

This request will have no impact on these facilities.

## PUBLIC FACILITIES

### Fire Service:

The Courthouse Road Fire Station, Company Number 20, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This request will have a minimal impact fire and EMS.

### Transportation:

The site is 1.4 acres at the terminus of Southlake Court located along the west side of Southlake Boulevard just south of Midlothian Turnpike. The property is currently zoned Light Industrial (I-1) and the applicant is requesting rezoning to General Business (C-5).

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on light industrial trip rates and the existing building square footage, development could generate approximately 200 average daily trips (ADT). Based on shopping center trip rates and the existing building square footage, development could generate approximately 2,800 ADT. Traffic generated by this development will be distributed along Midlothian Turnpike via Southlake Boulevard (4-lane). Midlothian Turnpike had a 2006 traffic volume of 56,718 ADT between Courthouse Road and Robious Road. Based on the current volumes of traffic it carries during peak hours, Midlothian Turnpike is functioning at an acceptable level (Level of Service D). Southlake Boulevard had a 2006 traffic volume of 5,700 between Research Road and Midlothian Turnpike.

VDOT's "Chapter 527" regulations, dealing with development Traffic Impact Study requirements, have recently been enacted. Staff has been meeting with VDOT to attempt to understand the process and the impact of the regulations. At this time, it is uncertain what impact VDOT's regulations will have on the development process or upon zonings approved by the county.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for light industrial use.

### Area Development Trends:

The area is characterized by a mix of commercial and industrial zonings and development. While Southport Industrial Park is zoned I-1, a number of intense commercial uses are permitted through Conditional Use Planned Development.

### Zoning History:

On March 14, 1973, the subject property was zoned by the Board of Supervisors, as a part of Southport Industrial Park.

### Development Standards:

Currently, the request property lies within the Midlothian Turnpike Post Development Area. The purpose of Post Development Area standards is to provide flexible design criteria in areas that have already experienced development and to ensure continuity of development. Redevelopment of the property or any new construction must conform to the development standards of the Zoning Ordinance, which address concerns relative to access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities, and screening of dumpsters and loading areas.

### CONCLUSION

Although the Northern Area Plan suggests the property is appropriate for light industrial use, the current zoning permits a number of intense commercial uses on the subject property and surrounding area. The requested zoning would be compatible with existing and anticipated area development.

Given these considerations, approval of this request is recommended.

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### CASE HISTORY

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#### Planning Commission Meeting (10/16/07):

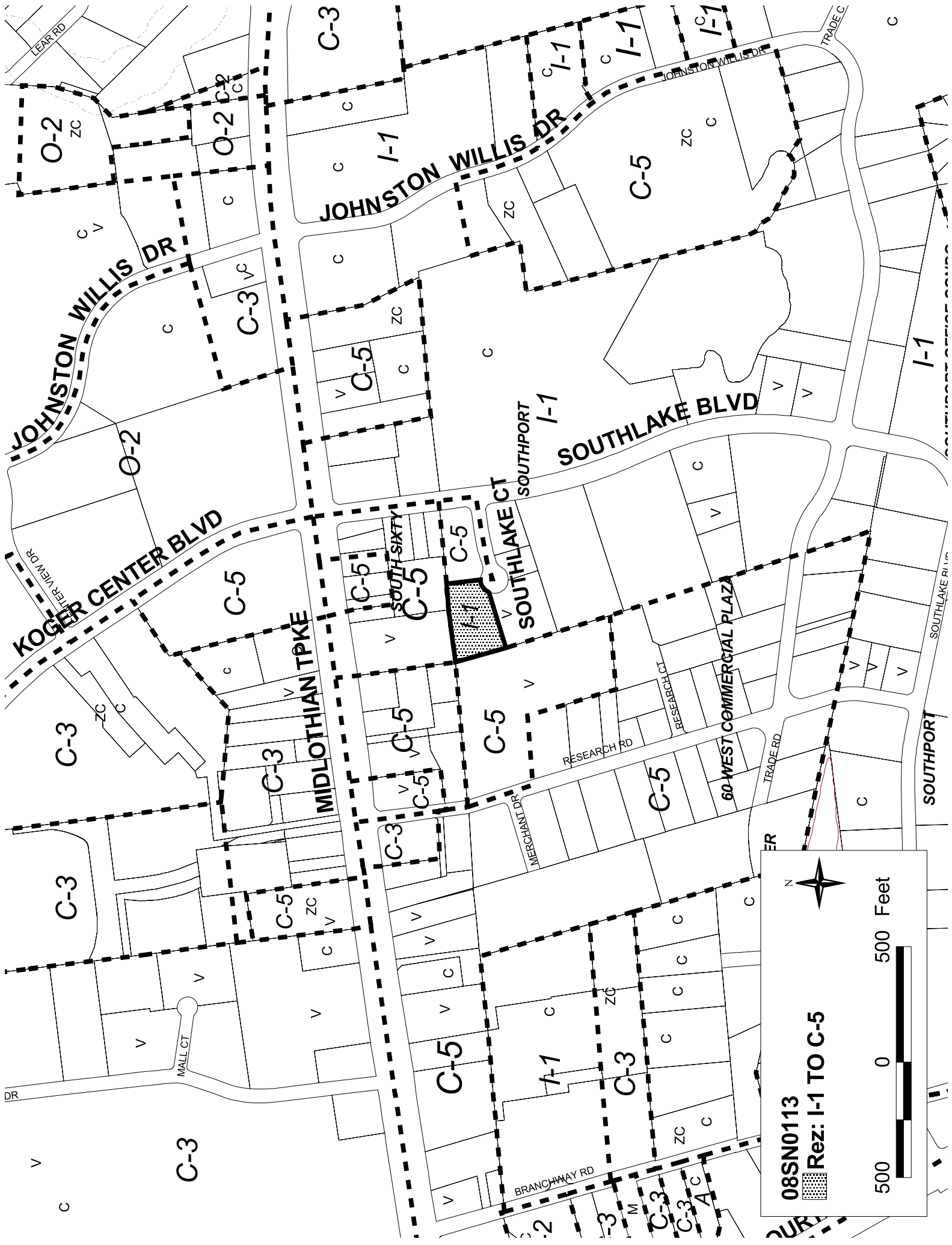
The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission recommended approval.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson.

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The Board of Supervisors, on Wednesday, October 24, 2007, beginning at 6:30 p.m., will take under consideration this request.



**08SN0113**  
Rez: I-1 TO C-5

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